

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0112 – Najib 11

Z.A.P. DATE: October 16, 2007
November 6, 2007

ADDRESS: 423 Thompson Lane

OWNER: 423 Thompson Lane, L.L.C.
(Najib Wehbe)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: I-RR

TO: CS

AREA: 11.01 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) prohibits the following uses: equipment repair services; equipment sales; kennels; laundry services; vehicle storage; transportation terminal and adult-oriented businesses; and 2) limits development of the property to less than 2,000 motor vehicle trips per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

October 16, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO NOVEMBER 6, 2007.*

[J. MARTINEZ, S. HALE – 2ND] (6-0) J. GOHIL, C. HAMMOND – ABSENT

November 6, 2007: *APPROVED STAFF'S RECOMMENDATION OF CS-CO ZONING; BY CONSENT.*

[J. MARTINEZ, J. SHIEH 2ND] (7-0) S.HALE – ABSENT

ISSUES:

The Applicant is in agreement the Staff recommendation.

DEPARTMENT COMMENTS:

The subject property consists of one unplatted tract that contains a manufactured home park on its west portion (established prior to annexation in 2001) and undeveloped land on the remainder. The tract is zoned interim – rural residence (I-RR) district and access is taken to Thompson Lane, a collector street. Thompson Lane extends between U.S. Highway 183 and Hergotz Lane and has a varied land use character with agriculture at its intersection with Hergotz and a mixture of single family residences, manufactured home parks, office / warehouses, and commercial service uses proceeding southwest towards 183 (zoned I-RR; DR; I-SF-2; P-CO; CS and CS-1-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The eastern portion of the property is also located within the Airport Overlay Zone (AO-3) also known as the ½ mile buffer zone that permits commercial and industrial uses. The AO-3 Zone does not allow for new residential development to occur outside of recorded final plats, municipal utility district boundaries or neighborhood plan combining district boundaries. The eastern portion of the tract is shown to be within the Carson Creek fully-developed 25 and 100-year floodplains. Please refer to Exhibits A-2 and A-3.

The Applicant proposes to rezone the property to the general commercial services (CS) district to develop the eastern portion with a campground, which is defined as “the use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents.” The Code categorizes a campground, which includes recreational vehicle parks, as a commercial use, and therefore, it is not in conflict with the land use requirements of the AO-3 zone. Additional requirements for “Tourist or Trailer Camps” are covered in Section 25-2-1261 of the Code which requires site plan approval by the Health Authority, yearly renewal of operating permits, and outline location criteria, driveway surfacing requirements, provisions for water and wastewater facilities, and restroom facilities. These requirements are briefly described in order to distinguish this type of commercial use from a long-term residential use that would not be recommended because of its location.

Staff recommends CS uses, and also proposes a Conditional Overlay to prohibit the more intensive commercial uses and those with significant truck-generation. Staff recommends prohibiting the following uses:

Equipment Repair Services Equipment Sales Kennels Laundry Services
Vehicle Storage Transportation Terminal Adult-oriented businesses

Staff supports CS-CO zoning in the context of its proximity to a highway and location within the Airport Overlay Zone, with the prohibition of intensive and truck-generating commercial uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Manufactured home park; Undeveloped
<i>North</i>	CS-CO; I-SF-2; I-RR	Undeveloped; Construction sales and services; Two single family residences
<i>South</i>	I-RR; P-CO	Manufactured home park; One single family residence; Office; Capital Metro service yard
<i>East</i>	IP-CO	Equipment rental company
<i>West</i>	CS-CO	One single family residence; Manufactured home park; Lighting company; Electrical company

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 750 – Del Valle Neighborhood Association
 774 – Del Valle Independent School District
 786 – Home Builders Association of Greater Austin

SCHOOLS:

Allison Elementary School Martin Junior High School Johnston High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-04-0085 – Hoskins 20	I-RR to CS	To Grant CS-CO with the CO for list of prohibited uses and 2,000 trips	Approved CS-CO as Commission recommended (9-2-04).
C14-04-0084 – Hoskins 10	RR to CS	To Grant CS-CO with the CO for list of prohibited uses and 2,000 trips	Approved CS-CO as Commission recommended (9-2-04).
C14-02-0174 – Centex Business Consultants (The Landing Strip)	I-RR to LI for Tract 1; CS-1 for Tract 2	To Grant IP-CO for both tracts with CO for 2,000 trip limit	Approved LI-CO for Tract 1; CS-1-CO for Tract 2 with the CO across both tracts limited to 2,000 trips (11-20-03).
C14-02-0144 – Bull's Ally Motorcycle Accessories	I-RR to CS	To Grant CS	Approved CS (10-24-02)
C14-02-0122 – Anton Equipment	I-RR to IP-CO	To Grant IP-CO, with Conditional Overlay for 50' wide buffer setback along southeast property line; prohibit access to Lourie and Earl Streets; 2,000 trips per day	Approved IP-CO, as recommended by ZAP (7-31-03)
C14-00-2004 – Fitzpatrick Zoning (City Initiated)	I-RR to RR; DR and CS	To Grant RR; DR and CS	Approved RR; DR and CS (2-8-01).
C14-99-0096 – Special Transit Services Facility	I-RR to P	To Grant P-CO, with Conditional Overlay limited to 1,000 vehicle trips per day.	Approved P-CO, as recommended by PC (8/19/99).

C14-97-0095 – Rodriguez Zoning Change	LI to CS-1	To Grant CS-1-CO with conditions to prohibit adult-oriented uses and limited to 2,000 vehicle trips per day.	Granted CS-1-CO as recommended by PC (10-16-97).
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RELATED CASES:

The tract was annexed on September 6, 2001. There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Thompson Lane	60 feet	25 feet	Local	No	No	Route 100 (within ¼ mile)

CITY COUNCIL DATE: December 6, 2007

ACTION:

ORDINANCE READINGS: 1st

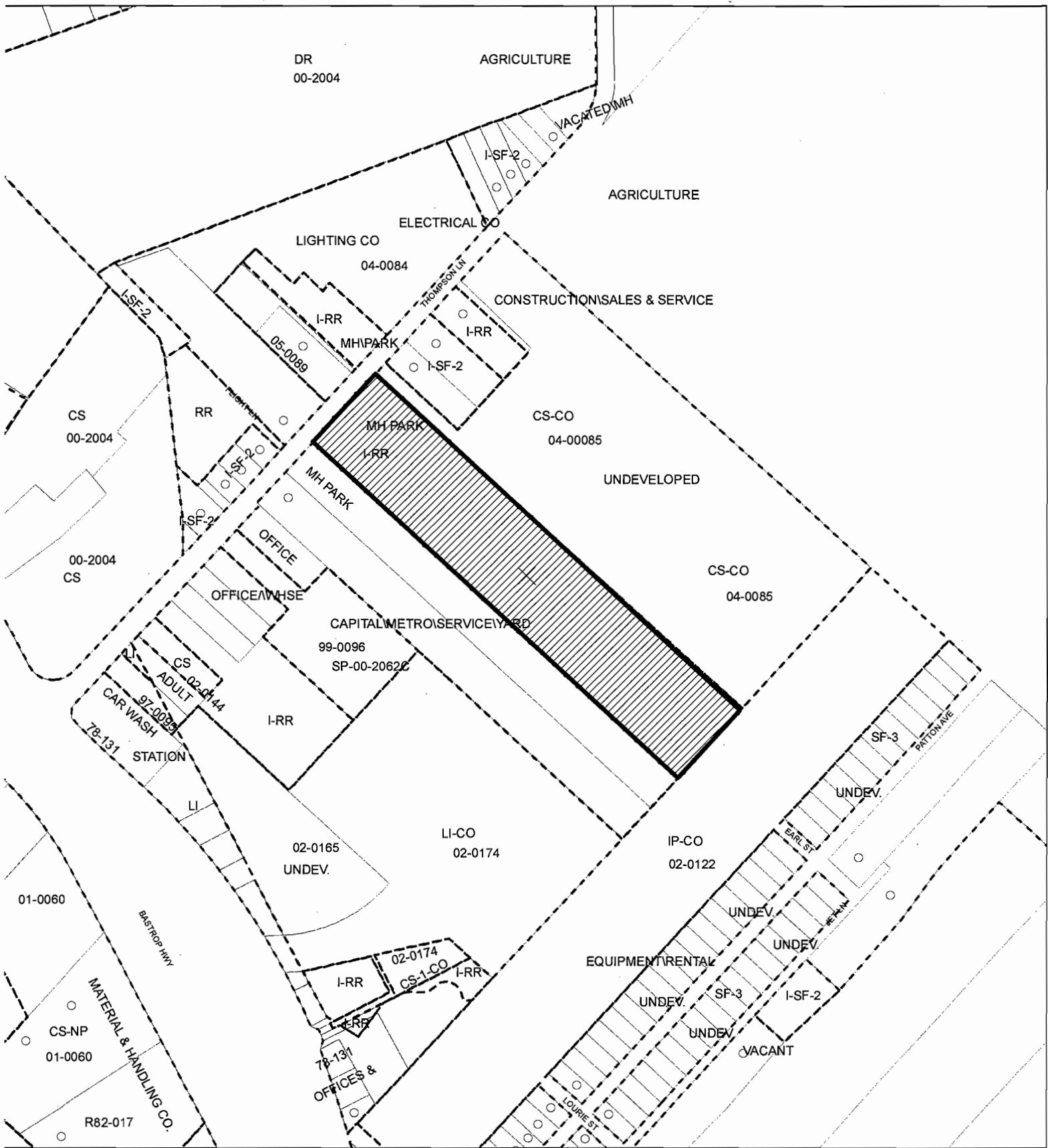
2nd

3rd

ORDINANCE NUMBER:

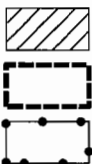
CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



ZONING

EXHIBIT A



Subject Tract

Zoning Boundary

Pending Cases

1" = 400'

OPERATOR: SM

ZONING CASE#: C14-2007-0112
 ADDRESS: 423 THOMPSON LANE
 SUBJECT AREA: 11.01 ACRES
 GRID: M19
 MANAGER: W. WALSH

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



IONIS RES & SERVICE

CS-CO

04-00085

UNDEVELOPED
CS-CO

CS-CO

04-0085

IP-CO

LSE

MH PARK

TERR

MH PARK

CAPITOL GROVE GOLF COURSE

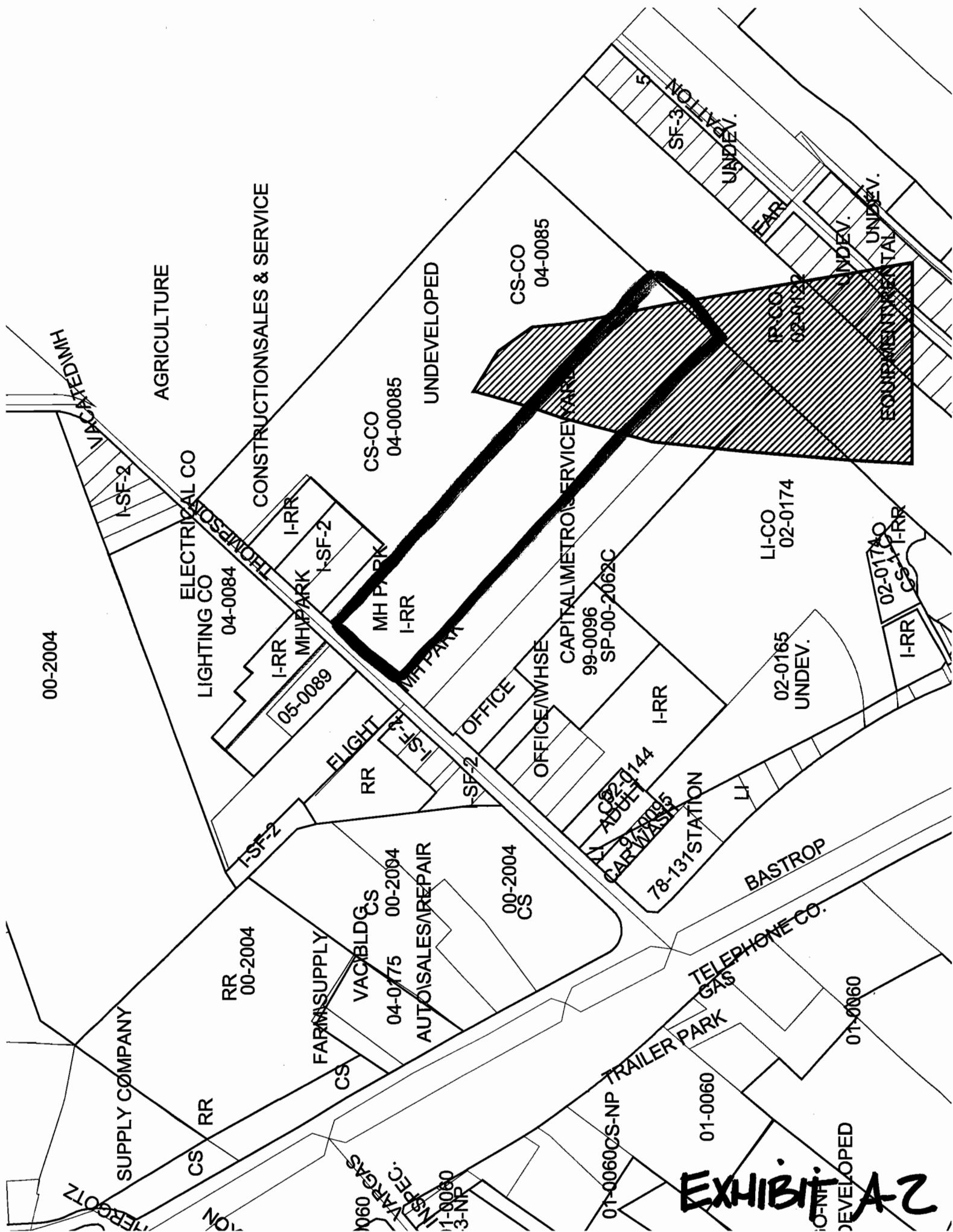
OFFICE

P (R)

99-0096

SP-99-2086C

EXHIBIT 11



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) prohibits the following uses: equipment repair services; equipment sales; kennels; laundry services; vehicle storage; transportation terminal and adult-oriented businesses; and 2) limits development of the property to less than 2,000 motor vehicle trips per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

CS, Commercial Services, zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The property is located in close proximity to Bastrop Highway / U.S. Highway 183, a major freeway.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff supports CS-CO zoning in the context of its proximity to a highway and location within the Airport Overlay Zone, with the prohibition of intensive and truck-generating commercial uses.

EXISTING CONDITIONS**Site Characteristics**

The western portion of the site contains a manufactured home park and the remainder is undeveloped. The 100-year floodplain encroaches on the eastern portion of the site.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 80%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Carson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility permit.

Site Plan and Compatibility Standards

At the time of site plan, this site will need to comply with Commercial Design Standards (Subchapter E) requirements. For sites greater than 5 acres in size, the site will need to be divided into blocks with Internal Circulation Routes, with specific building placement and sidewalk requirements.

Compatibility standards will apply to the design of this site. Requirements may affect your design regarding setbacks and height.